

# \$709,900 - 264 Reunion Loop Nw, Airdrie

MLS® #A2228733

**\$709,900**

4 Bedroom, 4.00 Bathroom, 1,925 sqft

Residential on 0.10 Acres

Reunion, Airdrie, Alberta

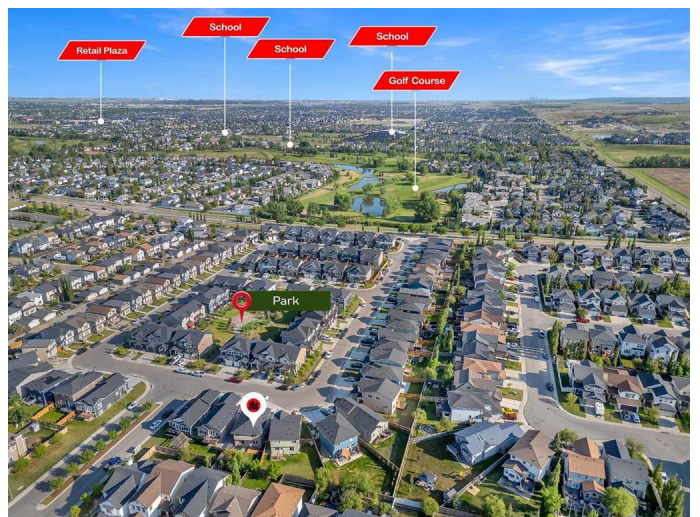
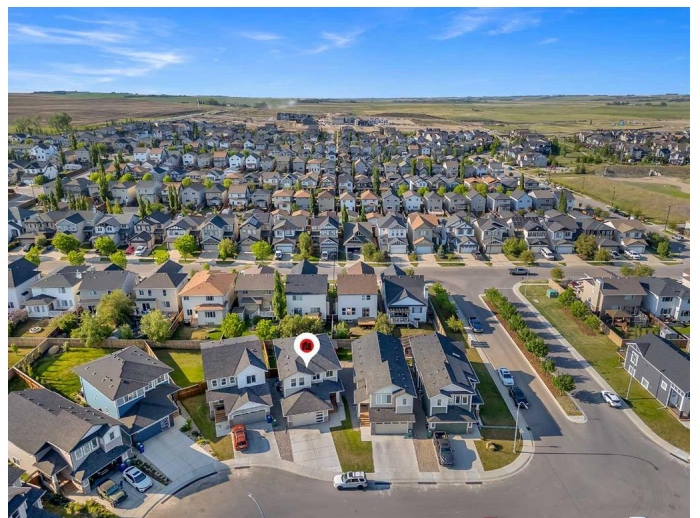
A Perfect Blend of Elegance, Space, and Versatility

Step into this beautifully appointed home located in the vibrant and family-oriented community of Reunion. Offering 4 bedrooms, 3.5 bathrooms, a fully developed finished basement with a private side entrance, and a spacious backyard, this residence combines thoughtful design with everyday functionality.

From the moment you arrive, the home impresses with its inviting curb appeal and timeless exterior. Inside, you'll find a bright, open-concept main floor featuring large windows that fill the home with natural light, complemented by warm-toned flooring and contemporary finishes throughout.

At the heart of the home is a modern, chef-inspired kitchen, equipped with premium stainless steel appliances, quartz countertops, extended cabinetry for added storage, and a large central island—perfect for meal prep, casual dining, or entertaining guests. The adjacent dining and living areas create a welcoming space for family gatherings and special occasions.

Upstairs, retreat to the spacious primary suite, complete with a walk-in closet and a luxurious 5-piece ensuite featuring dual sinks, a deep soaker tub, and a separate glass-enclosed shower. Two additional bedrooms, a full



bathroom, and a conveniently located laundry area complete the upper level.

The fully finished basement includes a self-contained living space with a separate side entrance, ideal for extended family, guests, or potential rental income. This level includes a large bedroom, full bathroom, living area, and a functional kitchenette.

Outside, enjoy the large, private backyard—an ideal space for children to play, summer barbecues, or peaceful evenings under the open sky.

Located on a quiet street in Reunion, this home offers close proximity to parks, playgrounds, walking paths, schools, and all essential amenities.

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#### Key Features:

- 4 Bedrooms | 3.5 Bathrooms
- 5-Piece Ensuite in Primary Bedroom
- Fully Finished Basement with Side Entrance
- Chef-Inspired Kitchen with Quartz Counters, Extended Cabinetry & Island
- Upper-Level Laundry
- Expansive Backyard
- Family-Friendly Location in Reunion, Airdrie

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Don't miss this incredible opportunity to own a spacious, upgraded home with income potential in one of Airdrie's most desirable neighbourhoods.

Built in 2021

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228733    |
| Price          | \$709,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,925       |
| Acres          | 0.10        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 264 Reunion Loop Nw |
| Subdivision | Reunion             |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B4J5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | Other                                                                                         |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Exterior Entry, Finished, Full                                                                |

**Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | BBQ gas line              |
| Lot Description   | Back Yard, Pie Shaped Lot |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding              |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 7              |
| Zoning         | R1             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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